



Community Redevelopment Agency (CRA)

Agenda

September 8, 2021 @ 2:30 pm

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Called to Order**
 2. **Consent Agenda**
 - a. [Approval of minutes of the regular meeting, August 25, 2021](#) 1 minute
 3. **Staff Updates**
 4. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Action Items**
 - a. [CRA Agency Budget FY21-22](#) 45 minutes
 6. **Board Comments**
 7. **Adjournment**



Community
Redevelopment
Agency

agenda item

| | | | |
|---------------------|----------------|--------------|-------------------|
| item type | Consent Agenda | meeting date | September 8, 2021 |
| prepared by | Kim Breland | approved by | |
| board approval | | | |
| strategic objective | | | |

subject

Approval of minutes of the regular meeting, August 25, 2021

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[CRA-Min-2021-08-25.pdf](#)



Community Redevelopment Agency Regular Meeting Minutes

August 25, 2021 at 2:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson
Commissioner Marty Sullivan
Commissioner Sheila DeCiccio
Commissioner Carolyn Cooper
Commissioner Todd Weaver
Orange County Representative Hal George

City Manager Randy Knight
City Clerk Rene Cranis

Also Present

Division Director of Office and Management and Budget Peter Moore
Asst. Division Director of CRA and Economic Development Kyle Dudgeon

1) Called to Order

Mayor Anderson called the meeting to order at 1:35 p.m.

2) Consent Agenda

- a. Approve the minutes of July 14, 2021

Motion made by Hal George to approve the Consent Agenda; seconded by Commissioner Weaver. Motion carried unanimously with a 6 - 0 vote.

3) Staff Updates

4) Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker

5) Action Items

- a. CRA Budget FY21-22

Mr. Dudgeon presented the CRA Budget for FY 22. He noted topics for discussion include forward funding the Central Park stage project to coincide with potential ARPA funding, timing of MLK design, construction and funding and consideration for additional property purchase of Fairbanks. He stated that budget approval is requested today but can be amended during the fiscal year. Commissioner Cooper suggested

adding allocation of funds for the purchase of the post office as may become available. Mr. Dudgeon presented the CRA 10-year Proforma.

Motion made by Commissioner Cooper to approve the budget as presented; seconded by Hal George.

The following items were discussed at length:

- Central Park stage project – Suggested by Commissioner DeCiccio to allocate funding in FY 22. Mr. Dudgeon stated that bid documents are expected to be released late this year with construction to take place over 3-4 months between the spring and autumn art festival. Discussion on project, timing, construction, funding and concerns over restricting use of the park during COVID. Mayor Anderson noted that \$400k in ARPA funds has been allocated in addition to \$500k in CRA funds. Tentative agreement was reached to move the project forward from FY 23.
- MLK Park improvements – Suggested by Commissioner DeCiccio to move up and in conjunction with the opening of the Library and Event Center. Mr. Knight explained how the project could be allocated now and in future years. He noted that improvements would not be completed in time for the opening of the Library and Event Center which opens this fall.
- Post Office - Commissioner Cooper expressed her desire that funding for the Post Office is jeopardized or excluded before the end of the CRA and asked that funding be allocated for the Post Office within the lifetime of the CRA, even if it is extended as she does not want to lose the opportunity to expand Central Park. Mayor Anderson suggested creating a way in which the funding is reserved and dedicated solely for the Post Office.
- Fairbanks Avenue land purchase - Commissioner Weaver proposed reducing the MLK \$3M budget and allocating 1/2 of that, some ARPA funds and some from the Progress Point project toward the purchase of the third property on Fairbanks Avenue. He also noted the need to have the MLK Memorial as part of park improvement. He said he feels ball field improvements could wait until FY 2023.

Mayor Anderson summarized discussion to move \$500k to FY 22 for Central Park stage and that staff will come back with recommendation on MLK scope and timing for a future CRA meeting. The question of \$3M purchase impacts a number of potential funding sources and suggested revisiting the CRA funding portion at a CRA meeting.

Motion made by Mayor Anderson to move \$500k from FY23 to FY22 for Central Park stage; seconded by Commissioner DeCiccio.

Commissioner Cooper said she is not comfortable doing this incrementally without looking at the total picture. She said she would like for staff to work on this and bring it

back for approval. Mr. Knight noted that the budget has to be adopted by September 30th.

Mayor Anderson said his understanding that, if tabled, staff would review the MLK improvements and develop a strategy to make sure that the Post Office funding is secure and moving up the Central Park Stage and to consider staff's recommendation on the CRA funding for the land acquisition.

Discussion followed on the impact of tabling the budget. Mr. Moore expressed his concern that consensus may not be reached in time for adoption of the city budget and said that the budget be approved with continued ability to make amendments. He noted the deadlines and requirements for adopting the budget.

Commissioner Sullivan called the question.

Michael Perelman, 1010 Greentree Drive, said he feels the post office provides a low return on investment and funds would be better used in other places and asked the Commission to consider what is being spent and to whose benefit.

Jackie Oswalt Moore, owner of Austin's Coffee, spoke in opposition to the expansion of park land by Lake Rose and adjacent to Fairbanks and would rather see money used to purchase the post office and expand Central Park. She urged the commission to consider the greater good in their decisions.

Beth Hall, 516 Sylvan Drive, supported the purchase of the post office and reminded of a Commission resolution supporting the purchase of the post office

Carolyn Rosenfelt, 1642 Lookout Landing Circle, supported the purchase of the post office.

There were no additional public comments.

Motion made by Commissioner Cooper to amend the motion to say that the purchase of the United States Post Office, necessary funding be included the CRA budget prior to the expiration of the CRA (clarified below to move \$7.3M from reserves to Post Office line item in 2027); seconded by Commissioner Weaver.

Mr. Knight noted that future CRA or commissions cannot be bound by current actions and this is a commitment to work toward funding which may change over time. He suggested allocating \$7.5M to reach the budgeted cost of \$15M. Discussion ensued on the cost of the acquisition of the post office and allocated amount.

Mayor Anderson clarified the motion is to take \$7.3M reserves and move that to the post office purchase line item. Additional discussion followed.

Upon a roll call vote Commissioners Sullivan, Cooper and Weaver and Hal George voted yes. Mayor Anderson and Commissioner DeCiccio voted no. Motion carried unanimously with a 4 - 2 vote.

Upon a roll call vote on the motion to move \$500 from FY23 to FY22 for the Central Park Stage, Mayor Anderson, Commissioners Sullivan, DeCiccio, Cooper and Weaver, and Hal George voted yes. Motion carried unanimously with a 6 – 0 vote.

Upon a roll call vote on the main motion as amended, Commissioners Sullivan and DeCiccio and Mr. George voted yes. Mayor Anderson and Commissioners Cooper and Weaver voted no. Motion failed with a 3 - 3 vote.

Mayor Anderson stated that without adoption of the budget, he suggested scheduling a CRA meeting with discussion on staff's options for MLK Park improvements and land purchase and options for securing funding for the post office.

6) Board Comments

7) Adjournment

The meeting adjourned at 4:10 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis



Community
Redevelopment
Agency

agenda item

| | |
|--------------------------|---|
| item type Action Items | meeting date September 8, 2021 |
| prepared by Kyle Dudgeon | approved by Peter Moore, Michelle del Valle, Randy Knight |
| board approval Completed | |
| strategic objective | |

subject

CRA Agency Budget FY21-22

motion / recommendation

Approve the FY21-22 budget as presented.

background

This item provides for a continuation of the budget approval process on August 25, 2021. At that time, discussion ensued regarding funding allocations and fiscal years for capital improvement projects within the confines of the CRA plan and CIP. Staff is providing additional information related to those conversations to assist in decision-making. This includes FY2022 CIP Scenarios which articulate alternative methods of funding within the parameters of the CRA's useful life, cash flow, and assumptions on increment revenue.

CRA processes allow for continued discussion of capital projects during the year, but it must pass a budget prior to the next fiscal year.

alternatives / other considerations

Amend the budget

fiscal impact

Impacts are articulated within the budget

ATTACHMENTS:

[Ten Year Pro-Forma - FY 2022 CIP Scenarios Final.pdf](#)

ATTACHMENTS:

[Draft Phasing Map for ROM Cost.pdf](#)

ATTACHMENTS:

[MLK Park ROM Cost_Sept21.pdf](#)

Community Redevelopment Agency 10-Year Proforma

| Originally Presented Budget | | | | | | | | | | | |
|---|-------------|-----------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|---------|
| | FY 2022 | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | |
| ESTIMATED REVENUES | | | | | | | | | | | |
| TIF Revenue - City | 3,552,754 | 3,765,919 | 3,803,578 | 3,879,650 | 3,996,040 | 4,155,881 | | | | | |
| TIF Revenue - County | 3,125,005 | 3,312,505 | 3,345,630 | 3,412,543 | 3,514,919 | 3,655,516 | | | | | |
| Investment Earnings | 20,000 | 20,300 | 20,605 | 20,914 | 21,227 | 21,546 | | | | | |
| Misc. Revenues | 30,000 | 30,000 | 30,000 | - | - | - | | | | | |
| CRA Revenues | 6,727,759 | 7,128,725 | 7,199,813 | 7,313,107 | 7,532,186 | 7,832,943 | | | | | |
| Fund Balance | - | - | - | - | - | - | | | | | |
| Total Revenues | 6,727,759 | 7,128,725 | 7,199,813 | 7,313,107 | 7,532,186 | 7,832,943 | | | | | |
| ESTIMATED EXPENDITURES | | | | | | | | | | | |
| Personnel & Indirect Costs | 546,807 | 565,551 | 585,022 | 605,251 | 626,275 | 648,898 | | | | | |
| General Operating | 381,487 | 386,782 | 399,058 | 411,763 | 423,055 | 434,686 | | | | | |
| Community Initiatives | 547,000 | 550,780 | 554,692 | 558,742 | 562,334 | 566,034 | | | | | |
| Capital Maintenance | 100,000 | 103,000 | 106,090 | 109,273 | 112,551 | 115,927 | | | | | |
| Misc. Capital Enhancements | 140,000 | 140,000 | 140,000 | 140,000 | 140,000 | 140,000 | | | | | |
| Debt Service & Transfers | 1,496,097 | 1,484,485 | 1,071,284 | 1,066,442 | 710,568 | - | | | | | |
| Total Expenditures | 3,211,391 | 3,230,598 | 2,856,146 | 2,891,471 | 2,574,783 | 1,905,545 | | | | | |
| Annual Surplus/Deficit (Funding Available for Additional Projects and Programs) | 3,516,368 | 3,898,126 | 4,343,668 | 4,421,636 | 4,957,403 | 5,927,398 | | | | | |
| Originally Presented Scenario | | | | | | | | | | | |
| Proposed Project Addl. Funding | Est. Totals | FY 2022 | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 |
| 17/92 Streetscape | 5,185,228 | - | - | 1,000,000 | 2,000,000 | 2,185,228 | - | | | | |
| New York Streetscape | 400,000 | 400,000 | - | - | - | - | - | | | | |
| MLK Park Improvements | 3,000,000 | - | 1,500,000 | 1,500,000 | - | - | - | | | | |
| Post Office Purchase | 3,000,000 | 3,000,000 | - | - | - | - | - | | | | |
| Parking Structures | 8,000,000 | - | - | 1,000,000 | 1,500,000 | 2,000,000 | 3,500,000 | | | | |
| Hannibal Sq. Design Guideline Implement | 200,000 | - | 200,000 | - | - | - | - | | | | |
| Central Park Stage Area Improvements | 500,000 | - | 500,000 | - | - | - | - | | | | |
| Proposed CRA Project Funding Total | 20,285,228 | 3,400,000 | 2,200,000 | 3,500,000 | 3,500,000 | 4,185,228 | 3,500,000 | | | | |
| Fund Surplus/Deficit | | 116,368 | 1,698,126 | 843,668 | 921,636 | 772,175 | 2,427,398 | | | | |
| Cumulative Cash Balance (Reserves) | 545,973 | 662,341 | 2,360,467 | 3,204,135 | 4,125,771 | 4,897,945 | 7,325,343 | | | | |

| Scenario 1: Add Land Purchases, reduce garage funding, add Post Office | | | | | | | | | | | |
|--|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------|---------|---------|---------|
| Proposed Project Addl. Funding | Est. Totals | FY 2022 | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 |
| 17/92 Streetscape | 5,185,228 | - | - | 1,000,000 | 2,000,000 | 2,185,228 | - | | | | |
| New York Streetscape | 400,000 | 400,000 | - | - | - | - | - | | | | |
| MLK Park Improvements | 3,000,000 | - | 1,800,000 | 1,200,000 | - | - | - | | | | |
| Land Purchases | 1,500,000 | - | 1,500,000 | - | - | - | - | | | | |
| Post Office Purchase | 9,475,000 | 3,000,000 | - | - | - | - | 6,475,000 | | | | |
| Parking Structures | 7,000,000 | - | - | - | 1,500,000 | 2,000,000 | 3,500,000 | | | | |
| Hannibal Sq. Design Guideline Implementati | 200,000 | - | 200,000 | - | - | - | - | | | | |
| Central Park Stage Area Improvements | 500,000 | 500,000 | - | - | - | - | - | | | | |
| Proposed CRA Project Funding Total | 27,260,228 | 3,900,000 | 3,500,000 | 2,200,000 | 3,500,000 | 4,185,228 | 9,975,000 | | | | |
| Fund Surplus/Deficit | | (383,632) | 398,126 | 2,143,668 | 921,636 | 772,175 | (4,047,602) | | | | |
| Cumulative Cash Balance (Reserves) | 545,973 | 162,341 | 560,467 | 2,704,135 | 3,625,771 | 4,397,945 | 350,343 | | | | |

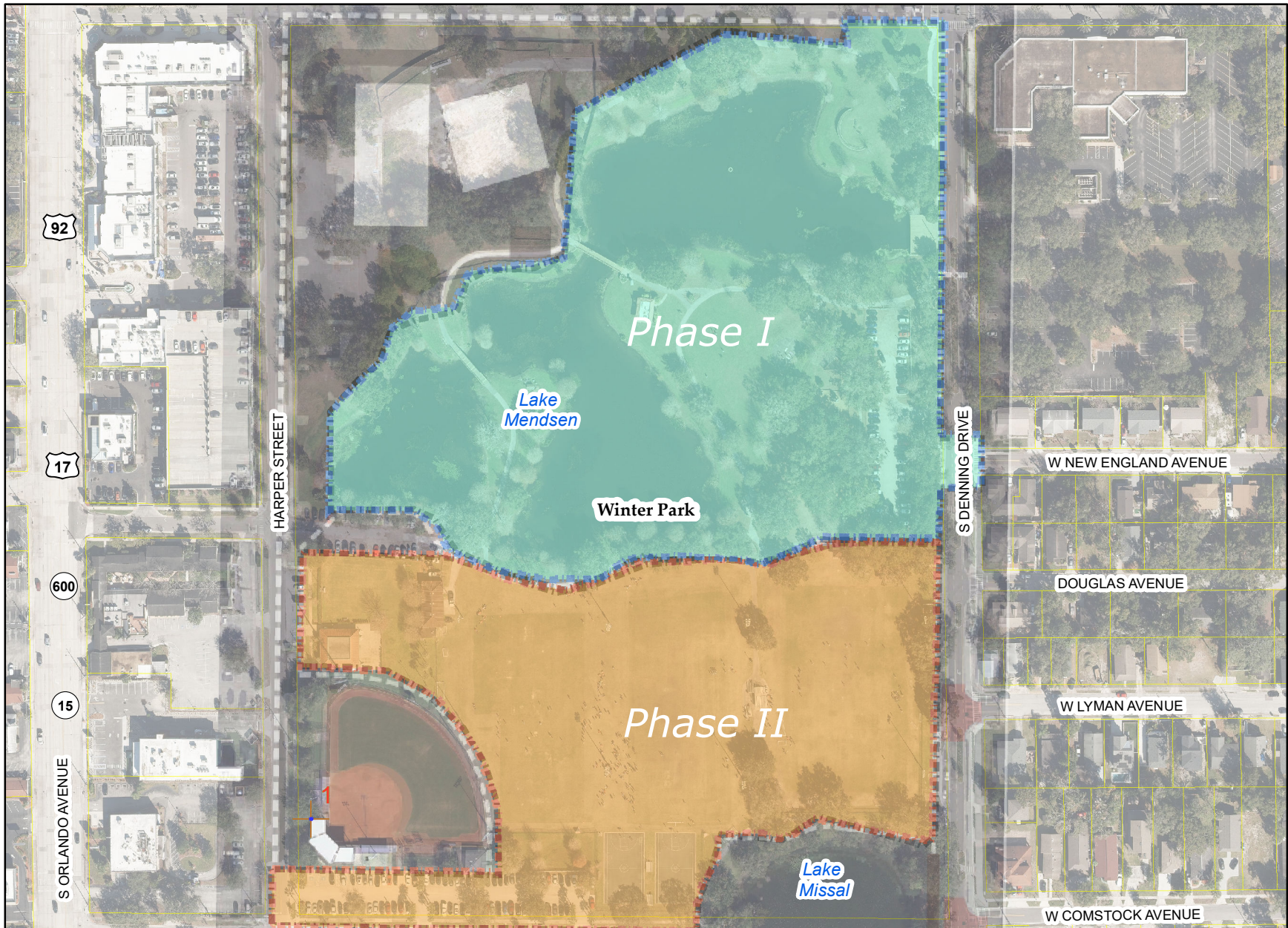
| Scenario 2: Move MLk forward and split phases, allocate a line for future land purchases, reduce garages, allocate sufficient funding for Post Office within term of CRA | | | | | | | | | | | |
|--|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|---------|---------|---------|---------|
| Proposed Project Addl. Funding | Est. Totals | FY 2022 | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 |
| 17/92 Streetscape | 5,185,228 | - | - | 1,000,000 | 2,000,000 | 2,185,228 | - | | | | |
| New York Streetscape | 400,000 | 400,000 | - | - | - | - | - | | | | |
| MLK Park Improvements | 3,000,000 | 1,800,000 | 1,200,000 | - | - | - | - | | | | |
| Land Purchases | 1,500,000 | - | - | 1,500,000 | - | - | - | | | | |
| Post Office Purchase | 9,475,000 | 1,200,000 | 1,800,000 | - | - | - | 6,475,000 | | | | |
| Parking Structures | 7,000,000 | - | - | - | 1,500,000 | 2,000,000 | 3,500,000 | | | | |
| Hannibal Sq. Design Guideline Implementati | 200,000 | - | 200,000 | - | - | - | - | | | | |
| Central Park Stage Area Improvements | 500,000 | 500,000 | - | - | - | - | - | | | | |
| Proposed CRA Project Funding Total | 27,260,228 | 3,900,000 | 3,200,000 | 2,500,000 | 3,500,000 | 4,185,228 | 9,975,000 | | | | |
| Fund Surplus/Deficit | | (383,632) | 698,126 | 1,843,668 | 921,636 | 772,175 | (4,047,602) | | | | |
| Cumulative Cash Balance (Reserves) | 545,973 | 162,341 | 860,467 | 2,704,135 | 3,625,771 | 4,397,945 | 350,343 | | | | |

Scenario 3: Move MLk forward and split phases, allocate a line for future land purchases, allocate sufficient funding for Post Office within 5yr CIP, and push Parking Structures.

| Proposed Project Addl. Funding | Est. Totals | FY 2022 | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 |
|--|-------------|-----------|-----------|-----------|-------------|-----------|-------------|---------|---------|---------|---------|
| 17/92 Streetscape | 5,185,228 | - | - | 1,000,000 | 2,000,000 | 2,185,228 | - | | | | |
| New York Streetscape | 400,000 | 400,000 | - | - | - | - | - | | | | |
| MLK Park Improvements | 3,000,000 | 1,800,000 | 1,200,000 | - | - | - | - | | | | |
| Land Purchases | 1,500,000 | - | - | 1,500,000 | - | - | - | | | | |
| Post Office Purchase | 9,475,000 | 1,200,000 | 1,800,000 | - | 5,000,000 | 1,475,000 | - | | | | |
| Parking Structures | 7,000,000 | - | - | - | - | - | 7,000,000 | | | | |
| Hannibal Sq. Design Guideline Implementati | 200,000 | - | 200,000 | - | - | - | - | | | | |
| Central Park Stage Area Improvements | 500,000 | 500,000 | - | - | - | - | - | | | | |
| Proposed CRA Project Funding Total | 27,260,228 | 3,900,000 | 3,200,000 | 2,500,000 | 7,000,000 | 3,660,228 | 7,000,000 | | | | |
| Fund Surplus/Deficit | | (383,632) | 698,126 | 1,843,668 | (2,578,364) | 1,297,175 | (1,072,602) | | | | |
| Cumulative Cash Balance (Reserves) | 545,973 | 162,341 | 860,467 | 2,704,135 | 125,771 | 1,422,945 | 350,343 | | | | |

Note: Current and future year CIP planning can be amended by the CRA Agency Board at any meeting during any time of the fiscal year.

Note: Selections of other scenarios will require use of fund balance to cover the FY22 surplus amount. Budget adjustments will be made accordingly.



MLK PARK

Draft Phasing Plan

City of Winter Park

08.30.2021

This document is for discussion purposes only



MLK Park Rough Order of Magnitude Cost

Phase 1: North Side of Park (Playground to Morse)

Playground/Interactive Water Feature - \$600,000
Pavilion - \$150,000
Restroom - \$400,000
Parking Lot - \$100,000
Site Lighting - \$50,000
Landscape Materials/Irrigation - \$100,000
Site Amenities - \$50,000
Hardscape - \$100,000
Site Work/Prep - \$50,000
MLK Jr. Memorial (Denning/Morse) - \$100,000
Denning Drive Connectivity (*Specialty Paving*) - \$100,000
Stormwater Improvements (*Lake Mendocino*) - \$250,000

Projected Total: \$2,050,000.00

Contingency (5%): \$102,500

Project Grand Total: \$2,152,500

Phase 2: South Side of Park

Playing Fields - \$400,000
Basketball Courts - \$150,000
Site Lighting - \$50,000
LED Upgrade Field Lighting - \$350,000
Parking Lot - \$150,000
Hardscape - \$75,000
Site Amenities - \$50,000
Landscape Materials/Irrigation - \$50,000
Site Work/Prep - \$50,000

Projected Total: \$1,325,000.00

Contingency (5%): \$66,250.00

Projected Grand Total: \$1,391,250.00